
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1013 Eth Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 25, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-259	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Frieda and Jon Kulish, with plans prepared by Michael Fowler, request concept review for a two-story rear addition to 1013 E Street, SE in the Capitol Hill Historic District.

Property Description

The property is a two-story, semi-detached house with Italianate details such as a bracketed cornice, door and window headers. The frame house is clad in stucco and located on a block of similarly scaled two-story porch and bay front houses. With the exception of a pair of noncontributing houses abutting the property to the west, the block's buildings were primarily constructed in the late 19th to early 20th centuries. The house includes two additions: a two-story rear ell and a one-story room on the east side of the building. A public alley borders the rear of the property.

Proposal

The proposal includes excavating the cellar, constructing a two story rear addition, interior modifications, and a backyard parking pad. The back wall of the rear ell would be removed, along with the one-story addition, to accommodate the new construction. Stairs and an entrance to the expanded cellar will be excavated. French doors and a small flight of steps access the first floor and the fenestration includes ganged windows with transoms on that level, and two, two-over-two double hung windows on the second floor. The addition will be clad in hardiplank and the second floor includes a slightly pitched center gable that does not exceed the height of the historic building. The addition will extend 15'-5" in depth, approximately the same dimensions as the adjoining house to the west.

Evaluation

The addition is compatible with the character of the historic house and with the Capitol Hill Historic District in overall design, massing, materials, and fenestration. The slightly pitched gable roof and the fenestration clearly differentiates the addition from the historic house while remaining subordinate to it.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act, and that final approval be delegated to staff.